

**UniLodge**



**UNILODGE D2 FACTSHEET**

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## PROPERTY DETAILS

Property Name	UniLodge D2
Property Address	22 Orr Street, Carlton VIC 3053
Property Email Address	d2@unilodge.com.au
Property Phone Number	+ 61 3 8352 5500

## APARTMENT / ROOM TYPES

Apartment – Studio	Yes	Our studio apartments are perfect for students who prefer living in their own space, but have the comfort of knowing there is a great communal area within the property to study or socialise with other residents or friends. All studios are for single occupancy.
Apartment – 2 Bedroom	Yes	Our two bedroom apartments are perfect for students who prefer to share with a friend or someone just looking for a little more space.

## LEASE DETAILS

Bond	A Bond (also known as a security deposit) is payable, equivalent to one month's rent, and is payable to the State Government Authority called the Residential Tenancies Bond Authority (RTBA). A Bond is money that the resident pays at the beginning of a tenancy which UniLodge can claim on behalf of the owner if the resident owes money for rent, damages, or other costs at the end of the tenancy. The Bond is NOT the same as paying rent in advance. The Bond will be refunded to the resident once the apartment is vacated and returned to the condition it was when the tenancy started.
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Contracts (length)	We have two options available Fixed lease end dates between 1 February and 10 February  Fixed lease end dates between 1 July and 10 July (limited availability)
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## APARTMENT INCLUSIONS & FEATURES

Air-conditioning	Yes	All apartments include a reverse cycle air-conditioner (this means it heats and cools) for your comfort.
Bathroom	Yes	Private bathroom in all apartments with shower, vanity, toilet and mirror. Some apartments also have a bath.
Bedrooms Secure – Electronic	Yes	With your security and safety in mind, access to the apartments and bedrooms are via swipe card.
Cleaning Apartments	By arrangement	Don't like cleaning? That's ok! For an additional fee we can assist in organising a regular clean of your apartment so you have more time to hit the books, mingle with your friends in the great common areas, or explore Melbourne! If you don't engage the services of a cleaner, you MUST ensure your room is cleaned on a regular basis.
Dining Table & Chairs	No	The apartments do not include a dining table with chairs, however your study desk can double up as a dining table. You can also sit on the balcony which has a table and chair.
Electricity	No	Your electricity usage and connection is an additional charge to your rent, and is payable direct to your electricity provider. We can assist you with connection via On The Move.
Heating	Yes	Each apartment features a reverse cycle heater for those days when it gets a little too cool for comfort.
Internet	Yes	Unlimited internet is included in your rent. If you require more data, this can be purchased at your own cost via Connectmy.
Kitchen	Yes	The kitchen in your apartment has all of your basic essentials, including: fridge/freezer, sink, gas cooktop, microwave oven, and pantry space.
Linen & Kitchen Kits	Can be pre-ordered	An all-in-one kit is available to purchase via YourShop. These kits will be delivered to your room in preparation for your arrival and have everything you need to get you started including you're your linen and kitchen utensils.
Phone	No	There is an intercom phone in your apartment which is only used with the intercom. There is no residential phone provided. Residents use their mobile phones.

Study Desk & Chair	Yes	These key essentials are included in your apartment for your academic needs.
Televisions	Yes	TVs are provided within all apartments
Water	Yes	Your water connection and usage is included in rent
Other Inclusions		Balcony, built-in wardrobe, under bed storage, mirror, sofa lounge or ottoman, blinds to every window.
<b>PROPERTY FEATURE &amp; FACILITIES</b>		
Barbeque	No	BBQ facilities are available on A'Beckett Street at RMIT, open to the general public. BBQs are also available at Lincoln Square which is a 10 minute walk away.
Bike Space	Yes	There are limited bike racks available to residents and are undercover and secure.
Building Security	Yes	Resident safety is number one priority for UniLodge. The property features secure access to the building – no one can enter the building without swipe card access or in the company of a resident or staff.
Car Park	Yes	There are 3 dedicated secure car parking spaces available at the property for an additional fee.
Cinema	No	Check out all of the latest movies at Cinema Nova in Carlton, only a 12 minute walk away, or Hoyts Cinemas located in Melbourne Central, only a 9 minute walk way. Regular movie nights are held as part of our Community Spirit Program.
Cleaning Common Areas (not inside apartments)	Yes	Providing our residents with a clean and welcoming environment is essential, and we do this by ensuring that the cleaning of our common areas is of a high standard and done daily.
Common Areas	Yes	The huge ground floor common lounge area featuring large screen TV, up-to-date gaming console, NetFlix subscription, large study table and other quiet study nooks.
Community Spirit Program	Yes	The program offers a great range of activities & events – ranging from day trips (Phillip Island, Yarra valley, Snow Trip), BBQs, dinners, helping charities, game competitions, career and life skill workshops and much more! CSP

		events will be made available via the Community Spirit Program page. Community Spirit Program membership is included in your rent.
Gym	No	Only a 4 minute walk to Melbourne City Baths which includes a gym, the largest swimming pool in the CBD, spa, sauna, group fitness classes, cardio studio, and squash court. There is a discounted membership for students.
Laundry Room	Yes	The laundry room includes coin operated washing machines, dryers and drying racks. Access to the laundry is available 24/7, so you can do your washing at any time of the day. Cost is \$4 per load to wash or \$4 per load to dry.
Mail Boxes	Yes	Your own personal mail box is located securely inside the property. You will be provided a key when you check in to access your mail 24/7.
On-site Staff	Yes	Our on-site friendly customer service focused staff offer general assistance and pastoral care services – you will always have someone there for you.
Photocopying & Printing	Yes	If you need to make a photocopy or print off an assignment, one of our friendly customer service staff at reception can assist.
Public Transport		The property is in a great location with close access to public transport connecting residents to Melbourne CBD and surrounding suburbs. Tram stops are only 200m away and Melbourne Central train station is only 650m away (9 minute walk).
Shops, Restaurants & Cafes		There is a café located onsite at the property – great for a quick coffee on your way to classes or a bite to eat. Aldi supermarket is only a 5 minute walk away and Melbourne Central Shopping Centre which features a large range of shops, cafes, takeaway food outlets, supermarkets and much more is only a 9 minute walk away from the property. Lygon Street, famous for its restaurants is only a 5 minute walk away and ChinaTown is only a 10 minute walk from your front door.
Universities – Distance		Conveniently located a 2 minute walk from RMIT University Melbourne Campus, 10 minute walk to The University of Melbourne, and a short walk to many other Universities and Colleges within Carlton and Melbourne CBD.
Wi-Fi	Yes	Unlimited internet is included in your rent. This internet connection will allow you to access the WI-FI in the common areas of the building.